

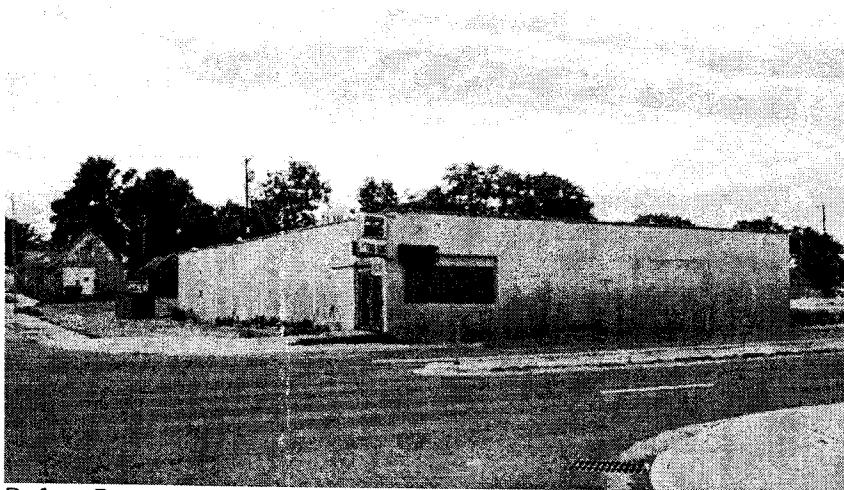


**HIGH PLAINS
ARCHITECTS**

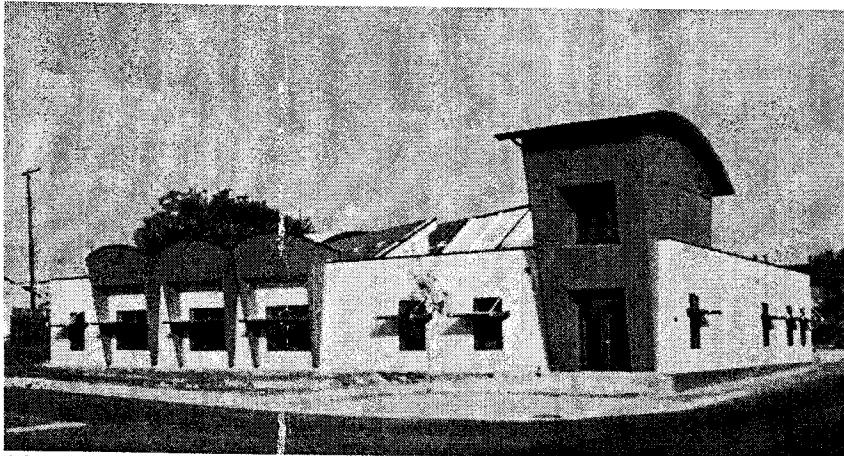
EXHIBIT 2
DATE 3/18/09
HB 646

Home on the Range

Offices for Northern Plains Resource Council & Western Organization of Resource Councils
Billings, MT



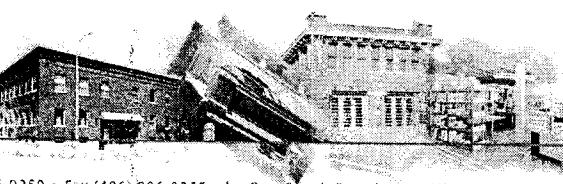
Before Renovation



After Renovation



LEED® PLATINUM CERTIFICATION (57 points)



WHEN WE BUILD LET US THINK THAT WE BUILD FOREVER
LET IT NOT BE FOR PRESENT DELIGHT, NOR FOR PRESENT
USE ALONE, LET IT BE SUCH WORK AS OUR DESCENDANTS
WILL THANK US FOR.

-JOHN RUSKIN



Costs of a LEED Platinum Building

Home on the Range: offices for Northern Plains Resource Council & Western Organization of Resource Councils
Billings, Montana

Conventional Approach*		Green Building Approach (Home on the Range actual costs)		
Property	\$ 182,500	\$ 182,500	Property	
Professional Services (10% Const. + Site + Landscaping Cost)	\$ 134,770	\$ 122,000	Professional Services	
Demolition (8,300 SF main floor + 1,200 SF basement)	\$ 70,500	\$ 15,000	Deconstruction (partial)	
New Construction (8,300 SF main floor @ \$135/SF + 1,200 SF basement @ \$30/SF)	\$ 1,156,500	\$ 839,200	Renovation (8,300 SF main floor + 1,200 SF basement)	
		\$ 66,200	Alternative Energy Systems (PV, solar hot water system)	
Parking Lot + other Site Improvements	\$ 116,200	\$ 118,300	Parking Lot + other Site Improvements	
Landscaping (25,000 SF @ \$3)	\$ 75,000	\$ 47,400	Landscaping	
		\$ 12,800	LEED-related costs & fees	
TOTAL CAPITAL COSTS	\$1,735,470	\$1,403,400	TOTAL CAPITAL COSTS	
		\$332,070	Capital Savings	
10 years of Operation Costs**	\$142,624	\$29,548	10 years of Operation Costs**	
		\$113,076	Operating Savings	
20 years of Operation Costs**	\$407,846	\$84,496	20 years of Operation Costs**	
		\$323,350	Operating Savings	
30 years of Operation Costs**	\$901,049	\$186,676	30 years of Operation Costs**	
		\$714,373	Operating Savings	

*Capital cost estimates based on RS Means 2006 Square Foot Costs; new construction built to meet current energy code equivalent, ASHRAE 90.1-1999

**Operation Costs based on annual energy escalation rate of 6.4%, which is the rate used by the local electricity utility; carbon credits are not considered

Calculations by Ed Gulick, A.A.I.A., LEED AP

Oct-07





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4ATUESDAY
MARCH 17, 2009Opinion Desk: 447-4072
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Opinion

Spend stimulus funds on efficiency

As the Legislature weighs House Bill 642 and what to cut or keep in the next biennium budget, it's a bit awkward that the so-called federal "stimulus" money hasn't yet been fully allocated.

Indeed, the infusion of some \$870 million could drastically change the outcome of what gets spent from the state's coffers the next two years — and it has turned the Capitol into the North Pole as the lawmakers get ready to dole out everyone's "Christmas list" projects, as Rep. Tim Furey, D-Missoula, put it last week.

There are lots of plausible projects across this big state that demand attention and could easily be implemented when legislators sign on the dotted line. The stimulus spending bill, House Bill 645, sponsored by Rep. Jon Sesso, D-Butte, already includes millions of dollars' worth of water, highway, sewer and building projects, as proposed by the Schweitzer administration.

Yet as these discussions take place, the Legislature must keep schools and energy efficiency smack dab in the crosshairs. There's a way to pull off a double whammy that would greatly benefit taxpayers, too.

Energy is the second-biggest expenditure in school building and maintenance projects. The \$43 million in

Efficient stimulus

Using federal "stimulus" money for energy-efficiency projects in the schools makes sense, now and in the future.



View

ture in school budgets today, costing taxpayers about \$27 million annually. Spending stimulus money on energy efficiency upgrades in Montana schools not only would improve efficiency for schools statewide, it also would pay back taxpayers month after month, and year after year, in budget savings.

Already there is \$171.2 million in the state's stimulus plan dedicated to school funding. It's divvied up like this: \$43 million for school building and maintenance projects; \$43 million to bolster the Teachers Retirement System; \$35.5 million for special education for the disabled; \$34.7 million distributed as "Title I" money, which is given to schools based on their population of lower-income kids; \$9 million for "at-risk" children; and \$6 million for technology.

It's unclear how the \$43 million in

ects, or the \$6 million in technology, will be allocated. It's also unclear how the rest of the state's funding will be spent on building improvements.

It is clear, however, that devoting the money toward energy efficiency in the schools is a win-win.

According to Helena School District Superintendent Bruce Messinger, some of the stimulus money is for "schools modernization," the new lingo for upgrades. It's not limited to energy projects, but using it there makes sense, he said.

One of the big advantages to using the these funds for energy efficiency projects is that there is a rapid return value.

Here in Helena, where the school district has a general fund budget of approximately \$50 million, nearly \$2 million — or 4 percent — is for utility costs.

"If we can trim that by 10, 20 percent, over time that's a real savings we can reinvest in teachers or textbooks or technology for students," Messinger said.

The energy efficiency projects are nearly endless. More efficient light bulbs and motion-sensor systems where lights automatically shut off when no one is in a room. Replacing aging furnaces that are terribly inefficient. Adding heating system controls that allow facilities man-

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agers to turn on or off different school zones. Replacing school roofs and improving the insulation. The list goes on.

Brian Patrick, superintendent of Townsend Public Schools, agrees.

"We could cut energy spending as much as 30 percent with simple, practical energy-saving upgrades to schools, like replacing inefficient lighting, windows and heating systems with energy-efficient models," he said. "This would free up \$8 million a year to pay for what matters most — educating our students."

In Townsend schools, it's not just energy-efficient lighting systems and biomass boilers. Patrick is considering installing solar panels to store and use energy.

There's also alignment here on several ongoing issues, such as adverting to Gov. Brian Schweitzer's "20 by '10" initiative to reduce energy consumption by 20 percent in state buildings by 2010.

And energy-efficiency upgrades to school buildings would create good-paying local jobs in building, remodeling, insulating, HVAC, electric and other trades.

Helping our schools, and taxpayers, save money should be a top priority for our federal stimulus money.

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